

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Poplar Road, 230.50' NE of the
c/l of Silver Lane
(2206 Poplar Road)
15th Election District

Kathleen M. Cunningham
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-211-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Kathleen M. Cunningham. The Petitioner seeks relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 50 feet for a proposed dwelling reconstruction. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to minimize any effects the proposed development might have on the Bay and its tributaries, pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). As of the date of this Order, DEPRM had not completed its review of this project. Therefore, the relief granted herein shall be conditioned upon Petitioner's compliance with any recommendations made by DEPRM upon completion of their review.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding

ORDER RECEIVED FOR FILING

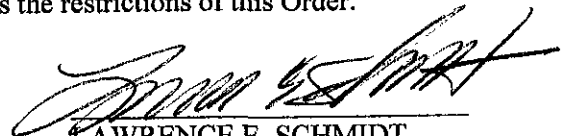
12/23/98
By: [Signature]

community and should therefore be granted. In the opinion of this Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of December, 1998 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 50 feet for a proposed dwelling reconstruction, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) upon completion of their review of this proposal.
- 3) If the dwelling is located in a flood plain, the Petitioner shall be required to comply with all federal, state, and/or local laws as to building in a flood plain prior to the issuance of any building permits.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

RECEIVED FOR FILING
12/23/98
By: [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 23, 1998

Ms. Kathleen Cunningham
2206 Poplar Road
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Poplar Road, 230.50' NE of the c/l of Silver Lane
(2206 Poplar Road)
15th Election District – 5th Councilmanic District
Kathleen Cunningham - Petitioner
Case No. 99-211-A

Dear Ms. Cunningham:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Joseph Larson, Spellman, Larson & Assoc.
105 W. Chesapeake Avenue, Towson, Md. 21204

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File



CBA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2206 Poplar Road

which is presently zoned RC 5

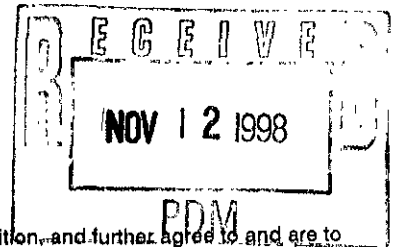
This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3

to allow for a 5' sideyard in lieu of the required 50' sideyard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Refer to attached Zoning Summary



Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

DNA

(Type or Print Name)

DNA

Signature

DNA

Address

DNA

City

State

Zipcode

Attorney for Petitioner

DNA

(Type or Print Name)

DNA

Signature

DNA

Address

Phone No.

DNA

City

State

Zipcode

Legal Owner(s):

Kathleen M. Cunningham

(Type or Print Name)

Signature

DNA

(Type or Print Name)

DNA

Signature

2206 Poplar Road 410-732-1628

Address

Phone No

Baltimore

MD

21221-6125

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Spellman, Larson & Associates

Joseph L. Larson

Name

105 W. Chesapeake Ave 410-823-3535

Address

Phone No.

Towson, MD 21204

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SM

DATE: 11-19-98

ESTIMATED POSTING DATE: 11-29-98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 211

99-211-A

ORDER RECEIVED FOR FILING

Date 12/23/98

By [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2206 Poplar Road
address
Baltimore MD 21221-6125
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Refer to attached Zoning Summary

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kathleen M. Cunningham
(signature)
Kathleen M. Cunningham
(type or print name)



DNA
(signature)
DNA
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of November, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kathleen M. Cunningham

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

Ronda Scheeler
NOTARY PUBLIC
My Commission Expires: 9/1/02



A-115-PA

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2206 Poplar Road
address
Baltimore MD 21221-6125
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Refer to attached Zoning Summary

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kathleen M. Cunningham
(signature)
Kathleen M. Cunningham
(type or print name)



DNA
(signature)
DNA
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of November, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

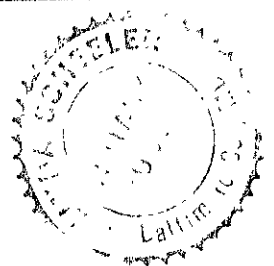
Kathleen M. Cunningham

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

date

Ronda Scheela
NOTARY PUBLIC
My Commission Expires: 9/1/01



A-115-PP

ZONING SUMMARY

The subject property at 2206 Poplar Road was purchased last year with the intention of making same my permanent full time residence. Upon moving in and making a thorough inspection of the dwelling to include consultation with my contractors I was advised that the repair and remodeling necessary to bring the property up to acceptable standards would be prohibitive. Upon further review and consultation I was advised to raze the existing dwelling and rebuild on or about the same foundation.

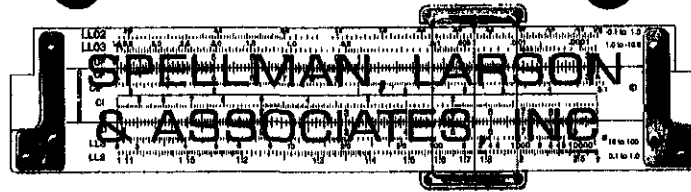
My reasons for this same site selection is related to the problems to be encountered should we attempt to relocate the dwelling. These significant problems would involve the uprooting of several well mature tall trees, grading difficulties due to the site topography and a combination of environmental restrictions coupled with the constrained lot configuration. The existing siteing of the dwelling is the most logical and practical choice and any relocation will cause considerable undue hardship and practical difficulty both in physical building location and environmental considerations.

ORDER RECEIVED FOR FILING

Date

By

211



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

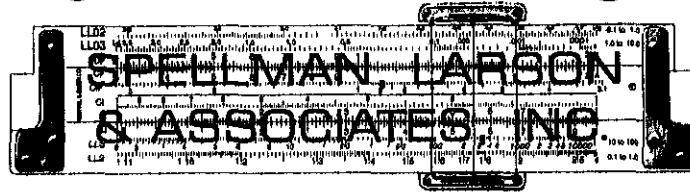
SUITE 408 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3539
FAX (410) 825-5215

DESCRIPTION FOR A VARIANCE TO ZONING
NO. 2206 POPLAR ROAD,
FIFTEENTH DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the northwest side of Poplar Road, 30 feet wide, at the distance of 230.50 feet measured northeasterly along the northwest side of Poplar Road from the north side of Poplar Road where it is intersected by Silver Lane, 40 feet wide, all as shown on a Plat of Cedar Beach, Section 1, said Plat being recorded among the Plat Records of Baltimore County in Plat Book WPC No. 7, Folio 186 running thence and binding on the northwest side of Poplar Road north 21 degrees 59 minutes east 30.00 feet to the dividing line between Lot No. 91 and Lot No. 92 as shown on the Plat herein referred to thence leaving the northwest side of Poplar Road and binding on said dividing line north 32 degrees 47 minutes west 298.00 feet to Cedar Creek and running thence and binding southwesterly along Cedar Creek 169.7 feet to the dividing line between Lot No. 90 and Lot No. 91 as shown on the Plat herein referred to thence leaving Cedar Creek and binding on said dividing line south 58 degrees 16 minutes east 310.00 feet to the place of beginning.

99-211-A

211



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

SUITE 406 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3539
FAX (410) 825-5215

DESCRIPTION FOR A VARIANCE TO ZONING
NO. 2206 POPLAR ROAD,
FIFTEENTH DISTRICT, BALTIMORE COUNTY, MARYLAND.

Page 2

Containing 0.65 acres of land more or less.

Being Lot No. 91 as shown on the Plat entitled Cedar
Beach Section 1, said Plat being recorded among the Plat
Records of Baltimore County in Plat Book WPC 7, Folio 186.

10/28/98



211

BALTIMORE COUNTY, M. LAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 061865

DATE 11-19-98 ACCOUNT TR CCL CCL
AMOUNT \$ 50.00

RECEIVED
FROM:

SPRING LAKE LANS. 1500

FOR:

RES. LAN. 400
TOTAL

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

99-211-A

PAID RECEIPT

PROCESS ACTUAL TIME

11/24/1998 11/24/1998 09:44:00

RECEIVED BY CASHIER LGM LKS DEPT 11

5 MISCELLANEOUS CASH RECEIPT

Receipt # 094604

CASH NO. 061865

50.00 CHECK

Baltimore County, Maryland

99-211-A

CASHIER'S VALIDATION

AD MIN. VAR.

RE: Case No.: 99-211-A

Petitioner/Developer: J. LARSON, ETAL

Date of Hearing/Closing: 12/14/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 2206 POPLAR RD

The sign(s) were posted on

11/28/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/2/98
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 905-8571

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 99-211-A
TO PERMIT A 5-FOOT (EX-ST-NG) SETBACK IN
LIEU OF 50 FEET OF A PRINCIPAL BUILDING IN
AN RC 5 ZONE
(#2206 POPLAR ROAD,

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON MONDAY DEC 14, 1998

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE
TOWSON MD 21204

TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-211-A
Petitioner: KATHLEEN CUNNINGHAM
Address or Location: 2206 POPPARD RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH CARLSON
Address: 105 W. CHESAPEAKE AVE
TOWSON, MD. 21204
Telephone Number: 410-823-3535

Revised 2/20/98 - SCJ

211

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 99- 211 -AAddress 2206 Poplar RdContact Person: John R. Allen
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11-19-98Posting Date: 11-29Closing Date: 12-14

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 211 -AAddress 2206 Poplar RdPetitioner's Name CUNNINGHAMTelephone 410 732-1675Posting Date: 11-29Closing Date: 12-14Wording for Sign: To Permit A 5 FT. (EXISTING) SETBACK IN LANE
OF 50 FT. OF A BUILDING BUILDING W/AN RC-5 ZONE

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Baltimore, MD 21784

Telephone: (410) 781-4000
Toll Free: (800) 368-2295
Fax: (410) 781-4673

Richard Hoffman
904 Dellwood Avenue
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: (410) 242-4263
Mobile: (410) 382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: (410) 687-8405
Mobile: (410) 262-8163
Fax: (410) 687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: (410) 666-5366
Cell: (410) 905-8571
Fax: (410) 628-2574
(410) 882-2469

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 14, 1998

Mr. Joseph Larson
Spellman, Larson & Associates
105 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No.: 211
Case No.: 99-211-A
Location: 2206 Poplar Road

Dear Mr. Larson:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 19, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.27.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 211 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1r Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: December 2, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 204, 205, 207, 210, (211) and 213

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W Long

AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 30, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 30, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

206, 207, 209, 210, 211, 212, 213, 214, and 185

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 18, 1998

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 7, 1998
Item Nos. 206, 208, 209, 211, 212,
and 213

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

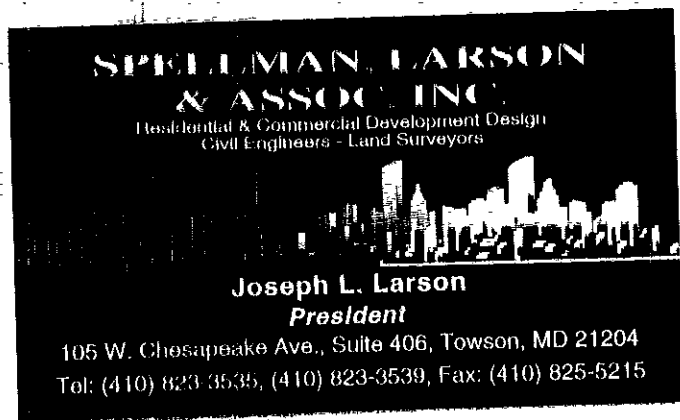
CARL RICHARDS

11/13/98
8

PETITION HAS BEEN

REVIEWED BY John Alexander

Please process for posting.



John,
Take a look at
this it's ok - process

RECEIVED
NOV 12 1998
98-5123
PDM

Carl

Received
Nov. 16. 98
JMA

211

99-211-A

11-19-98

NOTE TO CASE FILE #99-211-A

Variance Petition:

Applicant Joe Larson has been advised that the existing house may be in Flood Zone A. (100 Year Coastal Flood Zone) as per the FEMA maps.

Further investigation was recommended to Mr. Larson, because issues arising from the house's current & proposed location may be more serious than the Commissioner's order & may override it.

Applicant insists on filing

JLA
PIL

211

99-211-A

E 57,000

E 58,500

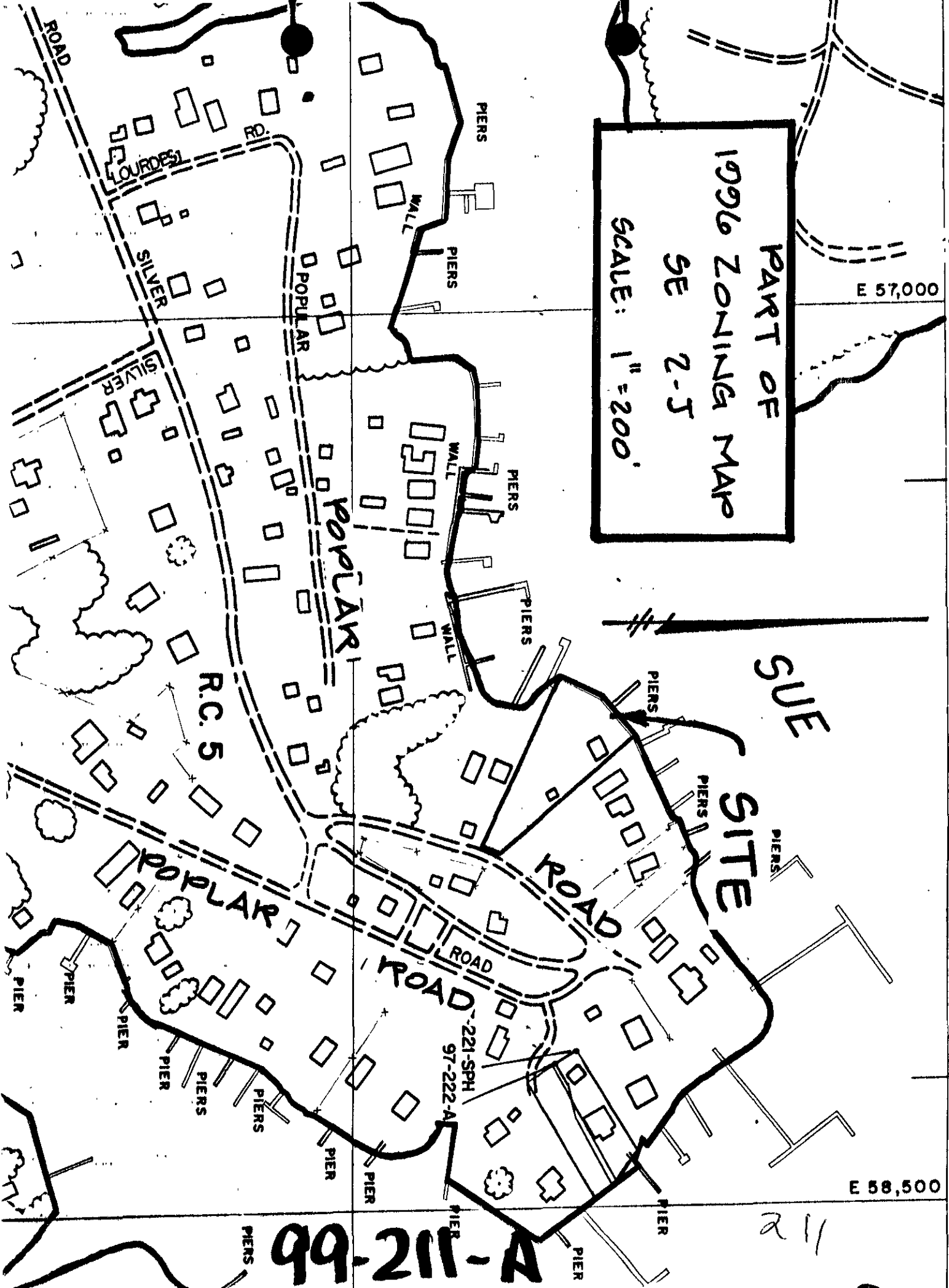
PART OF
1996 ZONING MAP
SE 2-5
SCALE: 1" = 200'

SUE

SITE

99-211-A

211





99-211-A

#3



#2



#1



PHOTOGRAPH

EXHIBIT

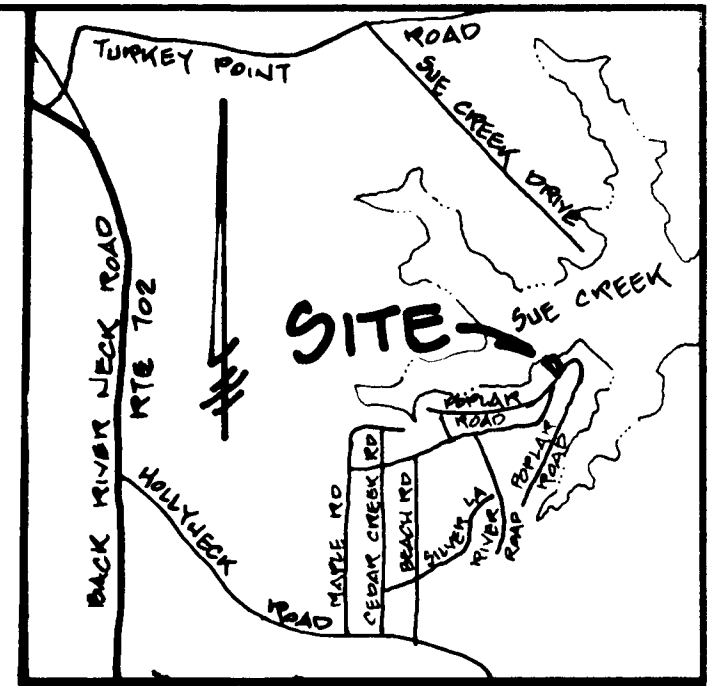
211

99-211-A

CEDAR CREEK

GENERAL NOTES

1. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
2. THE PROPERTY LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.



VICINITY MAP SCALE: 1"=2,000'

SITE DATA

AREA	0.65 ACs. +/-
DEED REFERENCES	11076/94 ; 11076/91
TAX ACCOUNT No.	1919096300
EXISTING ZONING	RC 5
COUNCILMANIC DIST.	5
PUBLIC SEWER	EXISTS
PUBLIC WATER	EXISTS

NOTE:

PHOTOGRAPH EXHIBIT

#2

NOTE:

EXISTING IMPROVEMENTS AS SHOWN HEREON ARE TAKEN FROM SURVEY PREPARED BY THOMAS E. PHELPS & ASSOC. DATED 9/08

VINCENT I. MULLARA
BETTY L. MULLARA
8036/672
TAX ACCT. No. 1517100060
LOT 00
"CEDAR BEACH"
WPC 7/18/60
ZONED RC-5

EXIST. DWELL.
#2202

GEORGE J. NEUKAM
MARY E. NEUKAM
0814/411
TAX ACCOUNT No. 1504751040
LOT 02
"CEDAR BEACH"
WPC 7/18/60
ZONED RC-5

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/20/08	REV. PER ZONING

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

ADMINISTRATIVE VARIANCE PLAT
2206 POPLAR ROAD
"CUNNINGHAM PROPERTY"
LOT 01
CEDAR BEACH
7/18/60

ELECTION DISTRICT: 15 BALTIMORE COUNTY, MD

SCALE: 1"=20'	DES. BY: P.M.N.	SHT. 1 OF 1
DATE: 10/20/08	DRN. BY: P.M.N.	

OWNER
KATHLEEN M. CUNNINGHAM
2206 POPLAR RD
BALTIMORE, MARYLAND
21221-6125

99-211-A 78085 211